

LAKWOOD TERRACE TOWNHOUSE ASSOCIATION

HOUSE RULES

Residential Use, Restrictions

The declaration states that homes in Lakewood Terrace shall be used as single family residence only. Under municipal ordinances, permitted uses in single family residences include "Home Occupations". This ordinance has been adopted with appropriate modification for Lakewood Terrace. (Amend) section 21.45.150: An occupation may be conducted in dwellings provided that (a) no person other than the permanent resident residing in the dwelling unit shall be engaged in such occupation; (b) the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for the residential purpose by its occupants and not more than 250 square feet of the dwelling shall be used in conduct of the home occupation; (c) there shall be no changes in the outside of the building or premises or shall there be any visible evidence of the conduct of such home occupation; (d) there shall be no wholesale or retail sales of merchandise or any activities involving stock in trade on the premises; (e) no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood; (f) no noise, vibration, fumes, odors, or electrical interference detectable to the normal senses off the lot.

An owner who rents or leases their unit to another party shall notify the association within thirty (30) days of rental occupancy or signing of a rental agreement (whichever is earlier) the tenant's name, mailing address, and home and work telephone numbers.

Homeowners are responsible for all interior damages.

Homeowner can not have contractor on the project for any work the association might pay for unless the contractor is approved by the Board of Directors.

Any additions, alterations, changes to units or lots approved by the Board of Directors must be maintained by owners of these affected units at their total expense.

Pets

Dogs and cats shall not be allowed to run loose in the project, and must be restrained on leashes at all times. There is a \$25 fine for dog and cat complaints after one formal warning. All messes caused by dogs and cats on the project must be tended to immediately by the owners. **ALL** dog and cat owners will be held responsible for any mess in the project.

Dogs shall be restrained for barking or making a nuisance of any kind.

Dogs in enclosed yards shall be permitted as long as the owners maintain the yard in such a fashion as to not permit accumulation of debris or create obnoxious odors.

It is the responsibility of the individual owners to police other owners when it comes to dog and cat control. Animal control has traps available for the purpose of catching "roaming" dogs and cats.

All pets should be walked off the common areas to avoid damages (urine burn, etc.) to the lawn areas, building structures, etc.

Parking

The declaration states that there shall be no over night parking of any vehicle except family automobiles (except in garages). This specifically excludes trucks. Pursuant to direction by the members present at an annual homeowners meeting, the Board of Directors reviewed this exclusion to develop a reasonable interpretation of "truck". This interpretation is reflected in the following rule.

The common areas and/or streets located on the properties shall not be used for the over night parking of any vehicle other than private family automobiles/trucks/vans whose size does not exceed what will fit inside an association garage.

No boat, boat trailer, house trailer, camper, truck or other similar vehicle or similar object, or any part thereof, shall be stored or permitted to remain on any lot or the common areas or any part of the properties unless the same is stored or placed in a fully enclosed garage in an area designated and authorized for such use by the association.

All outside parking vehicles must be moved once a week and/or after plowing to allow the unplowed area to be plowed, unless other arrangements are made by the Board of Directors.

No more than one personal automobile may be parked outside the garage. No parking of any vehicles will be permitted in front of garage doors. Vehicles may not be parked on the street (there are 40 parking spaces available). No parking on the lawn in summer or in winter.

Violation of these parking rules will subject the vehicle to impound at the owner's risk and expense.

Miscellaneous

Private yards or yards that are not accessible from the common area shall be maintained by the individual homeowner. This is intended to require that all yards within the project be maintained.

No antennas, except those approved by the architectural control committee shall be permitted anywhere within the project.

Association fees are due on the first of each month and if not paid by the twenty fifth (25th) will be subject to a \$10.00 late charge. Association fees are an automatic, enforceable lien on the property, pursuant to Alaska statute. Assessments not paid are subject to legal action including foreclosure. Withholding assessments for any reason is a strict violation of the declaration and against Alaska statute.

No signs of any kind except real estate signs not exceeding three (3) square feet in area (no banners, flags, flashing lights, or any attention gathering devices for advertising purposes) shall be permitted. "For Sale" signs can only be placed on buildings. Only one (1) sign may exist on a unit at a time.

No exterior storage of firewood except in private yards, away from building surfaces.

All complaints, comments or recommendations should be sent in writing if possible to the managing agent. A log of all complaints whether verbal or written will be kept by the agent for review at each association Board of Directors meeting or general meeting if necessary. All written correspondence will be answered by the Board of Directors.

No guns of any kind will be discharged within the project. This includes BB guns, pellet guns, or any other type of firearm.

All exterior changes, modifications additions, etc require design review by the Architectural Control Committee. This process can take up to thirty (30) days so homeowners should plan accordingly. Design review submittals which introduce unit boundaries (i.e., deck extensions, fences, etc) **require** the a **current** as-built of the unit to be submitted along with the initial application, **and** an updated as-built will need to be submitted after project completion to insure no encroachments exist. Failure to obtain design review approval in writing from the Architectural Control Committee prior to completing any exterior modification, change, addition, will result in a \$500 automatic fine.

Resale certificate requests require a **current** as-built submittal.

The declaration and bylaws for Lakewood Terrace Townhouse Association are recorded with the District Recorders Office and will show up on any title report for closing of any units at Lakewood Terrace. All purchases are subject to the declaration and bylaws of the Association. Any claim that a homeowner is unfamiliar with the declaration and/or bylaws is not a valid reason for non-compliance.

Adopted: June 14, 1989
Amended: May 8, 1991
December 8, 1993
November 9, 2011